

This amendment provides replacement text to RFQ, Part 1, page 4, paragraph “2.1.1 CDMP Development Plan.” This amendment revises the numbers of housing units anticipated for new construction and the Fort Lewis family housing deficit. Changes to Paragraph 2.1.1 are on Part 1, page 4 of the RFQ and continue on a new page 4a to the RFQ. The changes to Paragraph 2.1.1, as amended, are indicated by a vertical in the right margin. The changed pages are provided on the Internet Website <http://rci.army.mil> in Adobe Acrobat “.pdf” file format. A second “pdf” file is provided with the complete Fort Lewis RFQ incorporating Amendment 1 changes. This facilitates printing replacement page 4 and the new page 4a to update an existing RFQ or printing a new updated RFQ.

“2.1.1 CDMP Development Plan

The development plan will address all aspects of the development effort at Fort Lewis with specific focus on long-term planning, as well as, dealing with historic facilities and seismic design implications. Renovation and construction of housing units and/or ancillary facilities is expected to take place over the life of the Fort Lewis project.

At a minimum, the development plan will specify the number, type, and size (e.g., two-bedroom, three-bedroom, etc.) of housing units that are to be renovated or newly constructed in each neighborhood within the Fort Lewis family housing community and the schedule under which the renovation and new construction will occur. The developer will be expected to include in the development plan, proposed land-use maps, floor plans and exterior architectural sketch renderings of the proposed housing.

A comparison with current Army standards suggests that approximately 3,4505 of the 3,589 existing housing units, including 300 historical units, will need renovation or replacement within the first 10 years of the Fort Lewis project. Life cycle renovation of the inventory will take place during the course of the Fort Lewis project on a schedule to be agreed by the Army and the developer. During the first 4 years of the project, the developer will also be required to construct approximately 863 new housing units to satisfy the deficit of family housing at Fort Lewis. A housing survey completed in October 1997, subsequently approved by the Headquarters, Department of the Army and coordinated with appropriate Congressional committees, determined a housing deficit that requires 366 new housing units to be constructed at Fort Lewis. A more recent survey completed in November 1999 will be made available as part of the CDMP process. A final housing deficit determination will be made once the CDMP is developed, and will require Department of the Army approval after coordination with the appropriate Congressional committees.”

[The remainder of paragraph 2.1.1 remains unchanged and remains on page 5 as in the original Fort Lewis RFQ.]